| WARRANTY DEED | State of Tennessee<br>County of Davidson |
|---|---|
| BILL GARRETT, Davidson County<br>Trans:T20140053604 DEEDWARR<br>Recvd: 07/24/14 12:31 2 pgs<br>Fees:13.00 Taxes:510.60<br>20140724-0065859 | The actual consideration or value, whichever is greater, for this transfer is $138,000.00<br>Affiant<br>Subscribed and sworn to before me, this the 22nd day of July, 2014.<br>Notary Public<br>My commission expires: 3-27-<br>(AFFIX SEAL) |

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Wayne M. Hilton<br>Deborah A. Hilton | Pilgrim Mortgage, LLC | Map 122-01-0-A Parcel 418-00co |
| 184 Antler Ridge Circle | 16635 Huebner Rd. | |
| Nashville, TN 37214 | San Antonio, TX 78248 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Cynthia L. Springer, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Wayne M. Hilton and spouse, Deborah A. Hilton**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee being Unit No. 7 in Woodland Point, Phase X, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record in Instrument No. 20020904-0089575, said Register's Office (the "First Supplement"), further amended by Second Supplementary of Covenants, Conditions, and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020904-0107261, said Register's Office (the "Second Supplement", the First Supplement, Second Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made.**

**Being the same property conveyed to Cynthia L. Springer, an unmarried woman, by Deed dated December 22, 2006 from Emily Bills White and husband, Andy White, of record in Instrument No. 20061228-0160116, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described parcel is subject to the following:**

**1) The Plan of record as set out on Exhibit 'C' to the second supplement to the Declarations in Instrument No. 20020904-0107261, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20000419-0039023, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants, Conditions and Restrictions and By Laws of Woodland Point Townhomes of record in Instrument No. 20001011-0101044, and supplemental of record in Instrument No. 20020725-0089575 and Instrument No. 20020904-0107261, Register's Office for Davidson County, Tennessee. 4) All matters shown on the Boundary Plats of record in Book 11700, Page 66 and in Instrument No. 20100404-0032685, said Register's Office. 5) Permanent Easement and Right of Way of record in Book 8332, Page 982, said Register's Office. 6) Landscape Agreement of record in Instrument No. 20000612-0058346, said Register's Office. 7) Charter of Woodland Point Master Association, Inc. of record in Instrument No. 20020222-0022863, said Register's Office. 8) Charter of Woodland Point Townhouse Corporation of record in Instrument No. 20001013-0102000, said Register's Office. 9) Conveyance of common area to Woodland Point Townhouse Corporation of record in Instrument No. 20001205-0119722. 10) Master Declaration of Restrictive Covenants for Woodland Point of record in Instrument No. 20000607-0056981. 11) Quitclaim Deed to Woodland Point Townhouse Corporation for Open Space of record in Instrument No. 20110328-0023393, said Register's Office. 12) By Laws of Woodland Point Master Association, Inc. of record in Instrument No. 20080104-0001237, amended in Instrument No. 20080521-0052236, and second amendment in Instrument No. 20120518-0043315, said Register's Office.**

This is improved (__X__) Unimproved (____) property, known as **184 Antler Ridge Circle, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **22nd** day of **July, 2014.**

Cynthia L. Springer

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Cynthia L. Springer,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **July, 2014.**

Diana L. Aubin
**Notary Public**

**My Commission Expires:** 11-15-15

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.